

\$469,900 - 517 Orchards Boulevard, Edmonton

MLS® #E4444960

\$469,900

3 Bedroom, 2.50 Bathroom, 1,325 sqft
Single Family on 0.00 Acres

The Orchards At Ellerslie, Edmonton, AB

HOT LISTING IN THE ORCHARDS! This lovingly maintained home is nestled in the heart of one of Edmonton's top rated communities! This stylish 2-Storey boasts 3 bedrooms, 2.5 bathrooms, a **DOUBLE DETACHED GARAGE**, **CENTRAL AIR CONDITIONING**, and **TANKLESS HOT WATER!** Upon arrival, you'll notice the spacious and freshly painted veranda where you can sit and enjoy the sunshine! Next, step in to the open-concept main floor, featuring a large south-facing window! The kitchen is locked and loaded, offering **QUARTZ COUNTERTOPS**, **STAINLESS STEEL APPLIANCES**, ample counter and storage space, as well as an **EAT-IN ISLAND**. Head upstairs to the spacious primary bedroom, featuring a 4-piece **ENSUITE** and two separate closets. The upstairs is complete with 2 additional bedrooms and another 4-piece bath. Finally, head outside to your fully-fenced backyard starring a stone pathway, **FIRE PIT**, and garden bed. **WALKING DISTANCE TO MULTIPLE SCHOOLS AND PLAYGROUNDS**, this is a great home for any couple or family! Come check it out today!

Built in 2016

Essential Information

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Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	517 Orchards Boulevard
Area	Edmonton
Subdivision	The Orchards At Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2B7

Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Front Porch, Hot Water Tankless, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Jan Reimer/Divine Mercy
Middle	Jan Reimer/Michael Stremb
High	Dr. Anne Anderson High

Additional Information

Date Listed	June 28th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	450
HOA Fees Freq.	Annually

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Listing information last updated on June 30th, 2025 at 6:17pm MDT